

Columbia Community Housing Trust

Quick View Information

Project Summary

Provide a summary describing the proposed project. (500 word limit)

The proposed project is the first new home built by the Columbia Housing Authority (CHA) under the Columbia Community Housing Trust (CCHT), a nonprofit 501 (c) (3) tax exempt organization that was set up in 2014 to develop new affordable housing opportunities within the City of Columbia. The CCHT will construct a 3-bedroom home that will include a covered front porch, and possibly an enclosed garage or carport. The building site is a vacant lot located at 207 Lynn Street that was donated by David Knight. The CCHT will construct the home and rent it to families with incomes at or below 60% of the Median Family Income (MFI), with the possibility of selling the home in the future to households with incomes at or below 80% of the MFI. The CCHT proposes HOME Rental Production funding in the amount of \$30,000 which will remain invested in the property through the trust to ensure long-term permanent affordability always selling or renting to income eligible families as rates well below current market rates.

Drawings/Plans: (PDF format)

Upload plans/drawings of the selected site(s).

/document/download/filename/1429817470_27416_207LynnParcelMap.pdf/

Site Pictures: (PDF Format)

Upload pictures of the selected site(s).

/document/download/filename/1429907133_27417_207LynnStreet-HousePicsandLotPic.pdf/

Letters of commitment: (PDF Format)

Upload letters of commitment from other funding sources of the selected site(s).

Priority Need

Select the priority need(s) within the City of Columbia 2015-2019 Consolidated Plan that this project will address:

Increased Homeownership
Affordable Housing with Energy Efficient and Universal Design
Quality Affordable Housing Units

Project Service Area: Will this project service individuals and households within the City of Columbia?

Yes

Number Served: How many individuals or households will this project benefit? What is the target population? Please provide data to support. (500 word limit)

This project will benefit families with a household income at or below 60% to 80% of the Median Family Income for the Columbia Metropolitan Statistical Area by providing them with affordable rental housing. If the home is sold in the future, the home will be sold to a family with an income at or below 80% of the AMI.

Outcomes: Identify the specific, measurable and desired outcomes for this project. (500 word limit)

The CCHT will construct the new 3-bedroom home with the goal of renting to households with incomes at or below 60% of the MFI, with the possibility of selling the home in the future to households with incomes at or below 80% of the MFI. As a rental, the home would rent for about \$750 month, making housing eligible and affordable for a family with an income range from between 40% to 60% of the Median Family Income for the Columbia Metropolitan Statistical Area (MSA), which includes all of Boone County. If the home is sold, the project will use the "Community Land Trust" model that safeguards land and builds the equity, the majority of which stays in the property that is also in the community land trust, rather than going 100% with the homeowner. In this way, the model prevents loss of the equity should the purchaser decide to sell at a later date, and also prevents the real estate market from causing housing prices to rise so that the home is no longer affordable housing. The project outcomes are to: 1) Build a quality and energy efficient home that enhances the community; 2) Increase affordable housing options for renting and homeownership for lower-income families; 3) Increase opportunities for renters to become home owners; and 4) Preserve affordable housing stock permanently despite rising real estate market prices.

Outcome Data: What data will be collected to evaluate the outcomes for this project? (300 word limit)

Data sources used to evaluate the outcomes for the project include: income eligibility data of all residents; household income of all residents; demographic information on all residents; occupancy rates; termination and eviction rates; rent collection and tenant accounts receivable; maintenance costs; operational costs: capital project expenses; unit turnover rates; unit restoration costs; utility costs; and Neighborhood crime statistics.

Environmental Impact

Describe how the proposed project will fit within the surrounding neighborhood:

1. Neighborhood amenities (400 character limit)

No new Neighborhood amenities are created.

7. Noise (400 character limit)

No significant

2. Parking (400 character limit)

Parking will not be affected.

3. Traffic flow (400 character limit)

Traffic flow will not change.

4. Pedestrian access (400 character limit)

Pedestrian access will be not changed.

5. Property values (400 character limit)

Property values will increase which will lead to increased property values in the surrounding neighborhood.

6. Public safety (400 character limit)

Public safety will not be affected.

change from current noise levels.

8. Zoning and land use compatibility (400 character limit)

The zoning and land use is compatible.

9. Storm drainage (400 character limit)

No impact on storm drainage in the area.

10. Soil erosion (400 character limit)

No soil erosion is expected.

11. Historic preservation impact (400 character limit)

There are no historic preservation issues.

12. Access and availability of a sound sanitary sewer, water, electrical, and other services. (400 character limit)

No impact on these services.

Site Control:

Does the organization have control of the site(s) for the project?

Yes

Neighborhood Consultation: Describe how the neighborhood been consulted regarding this project. (500 Word Limit)

Neighborhood and community meetings have not been conducted specifically for the 207 Lynn Street project. However, the CHA held a series of neighborhood informational meetings in 2013 at Oak Towers and at the Labor Temple across the street from Oak Towers. These informational meetings focused on our Affordable Housing Initiative which included the creation of the Columbia Community Housing Trust as a model to create new affordable housing in Columbia's central city. Public Housing and Neighborhood associations were invited and attended the public meetings. Phil Steinhaus also met with the Ridgeway Neighborhood Association explain the RAD program and the CHA's Affordable Housing Initiative Strategic Planning Process to develop new affordable housing at the intersection of Garth Avenue and Sexton Street. Comment cards were distributed those who attended the meetings and the responses were very favorable and supportive of the CHA's efforts to renovate its public housing stock while also creating new affordable housing opportunities. Monthly reports on the CHA's Affordable Housing Initiative are also posted on the CHA's web site for public review.

Timeline:

Provide a timetable for completion of the project. List all commitments of funds and approvals that will be needed for the completion of the project and describe when any of these outstanding approvals and commitments will be in place.

Date: Sources of Funds Committed

08/01/2016

All Sources of Funds Committed

The CCHT will donate the land to the project.

Date: Program or Architectural Design Complete

09/30/2016

Program or Architectural Design Complete

Notes

Date: Property Acquisition Complete

04/21/2014

Property Acquisition Complete

The CHA currently owns the property.

Date: Start of Construction or Program Implementation

09/30/2016

Start of Construction or Program Implementation

Notes

Date: Program/ Construction Complete

04/30/2017

Program/ Construction Complete

Notes

Date: Occupancy and Performance Reporting Complete

04/30/2017

Occupancy and Performance Reporting Complete

Notes

Previous CDBG/HOME Funding

Brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding. (500 word limit)

The Columbia Community Housing Trust has received no previous CDBG/Home funding. The CCHT is a component unit of the CHA which has received city funding in the past.

CDBG Funds – Facility Renovations

Year Amount Remaining Measurable Results

2013 \$84,000 \$0 Renovations to the Park Avenue Child & Family Development Center

2013 \$14,900 \$0 Demolition of 105 Lynn St. & 700 Oak St.

2012 \$100,000 \$0 Fire alarm system upgrades at Paquin Tower and Oak Towers

2010 \$77,000 \$0 Bear Creek Community Center Renovations

CDBG Funds - Homebuyer Classes

Year Amount Remaining Measurable Results

2015 \$15,000 \$15,000 Projected 90 participants

2014 \$15,480 \$15,480 87 participants educated about the homebuyer process

2013 \$15,480 \$11,782 81 participants educated about the homebuyer process

2012 \$15,480 \$0 94 participants educated about the homebuyer process

2011 \$15,480 \$0 77 participants educated about the homebuyer process

HOME Funds – Tenant-Based Rental Assistance

Year Amount Remaining Measurable Results

2015 \$101,750 \$101,750 Renovation of Stuart Parker Public Housing Apartments *

2014 \$175,250 \$150,000 Renovation of Stuart Parker Public Housing Apartments *

2014 \$75,000 \$61,241 Projected: 15-20 households/month.

2013 \$156,000 \$0 Ave. 20 households/month. \$579/Month Ave. HAP.

2012 \$191,250 \$0 Average 30 households/month. \$654/month average HAP. **

2011 \$150,000 \$0 Average 25 households/month. \$417/month average HAP.

2010 \$100,000 \$0 Average 19 households/month. \$490/month average HAP.

* This project received LIHTC funding and renovations are scheduled to begin in August 2015.

** \$91,000 in additional funds awarded in 2012 split over two years (2012-2013) \$45,500/year.

Program Personnel

Describe the personnel responsible for administering the program and operating the project upon completion.

The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position. (400 character limit)

The CHA's Affordable Housing Team is composed of the following CHA Staff who will ensure compliance with all HUD and City regulations.

Phil Steinhaus, CEO

Rick Hess, Director of Asset Management

Mary Harvey, Director of Finance
Greg Willingham, Director of Modernization and Building Systems Specialist
Lee Radtke, Director of Public Housing Operations
Casterline, CPA/Fee Accountant

For construction projects, the designated person or firm designing and inspecting construction projects. (400 character limit)

Greg Willingham, CHA Director of Modernization and Building Systems Specialist is the designated person providing oversight for all aspects of the design and construction. Greg has administered over 50 renovation/new construction projects for CHA totaling nearly \$10 million. He holds a Master's Mechanical License, Third Class Power Engineer's License, and Refrigeration Handling License.

The designated persons providing financial management of the program (400 character limit)

Mary Harvey, CHA Director of Finance will provide financial management of the project. She has worked for the CHA for almost seven years, starting as an Accountant and later Director of Finance. She has over 20 years of experience as an accountant.

Program Personnel Prior Experience

What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past. (600 character limit)

Phil Steinhaus, CEO has 22 plus years of experience in administrating contracts and project oversight. Greg Willingham, Director of Modernization and Building Specialist has 30 years of construction experience and has administered over 50 renovation/new construction projects totaling nearly \$10 million. Mary Harvey has over 20 years of experience in accounting, including previous experience for Multifamily Housing. Rick Hess, Director of Asset Management has 20 years experience, and has procurement and financial management training.

Contractor Experience

Who are the service providers or contractors, if selected, and what are their qualifications? Include the following:

Credentials, including resumes and licenses necessary to accomplish the job. (PDF Format)

Number of years of experience with this type of project (400 character limit)

The CCHT will solicit bids from qualified and experienced contractors to construct the home. This is a design/build project. Contractor has not yet been selected.

List of representative projects completed or services offered in the past. (400 character limit)

The Columbia Housing Authority completed the McBaine Townhomes project in 2009 using HOME & CDBG funds from the City of Columbia and HOME funds from the Missouri Housing Development Commission. This project consisted of 5 townhome units: 3 three-bedroom & 2 two-bedroom fully accessible units. The CHA also constructed three laundry facilities in 2002, and completed a new administration building.

Insurance that will be required of contractors. (400 character limit)

Contractors are required to carry:

- Commercial and General Liability insurance with bodily injury and property damage - minimum coverage \$500,000 per occurrence
- Automobile Liability - combined single limit for bodily injury and property damage not less than \$500, 000 per occurrence
- Employee Dishonesty Bond that protects Owner against a fraudulent or dishonest act - \$10,000 per occurrence

Record Lock

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System Fields